

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department –Hyderabad Metropolitan Development Authority – Change of Land Use of the land from Residential to Commercial (Category – C) in respect of the plot No. 446/A & 446/B in Road No.19, Jubilee Hills Hyderabad to an extent of 4050 Sq. Yds –Draft Variation - Notification – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 465

Dated: 20.07.2009
Read the following:

1. Note from C.M.O., dated : 17-08-2007 along with repn of Sri N. Prasad, dated: 1-08-2007.
2. From M.C. HMDA, Letter No. 11992/PD1/Plg/H/07, dated: 09-09-2008.
3. From the MC, HMDA Lr. No. 11992/PD1/Plg/H/08, dated: 20-10-2008.
4. Govt. Memo No. 17665/I1/2007, MA & UD (I1) Dept., dated: 27.10.2008.
5. From M.C. HMDA, Letter No. 11992/PD1/Plg/HMDA/09, dated: 27.5.2009.

ORDER:

The draft variation to the land use envisaged in the notified Zonal Development Plan for Zone-V of MCH area, issued in Government Memo 4th read above, was published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 622 , Part-1, dated:31-10-2008. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.6,77,266/- (Rupees Six lakhs Seventy Seven thousands two hundred and Sixty Six only) towards development charges. Hence, the draft variation is confirmed.

The appended notification will be published in the issue of the Andhra Pradesh Gazette dated: 23.07.2009.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad *with a request to publish a notice in the newspapers as specified in sub-section (3) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.*

Copy to:The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District, Hyderabad.
Sf /Sc

// FORWARDED BY ORDER //

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the envisaged in the notified Zonal Development Plan for Zone-V of MCH area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 622, Part-I, dated: 31.10.2008 as required by sub-section (3) of the said section.

VARIATION

The site in plot No. 446/A & 446/B in Road No.19, Jubilee Hills in Sy. Nos. 403/1 (Old) and 120 (New) of Shaikpet Village and Mandal, Hyderabad district to an extent of 4050 Sq. Yds which is presently earmarked for Residential use zone in the notified Zonal Development Plan for Zone-V of MCH area, is now designated as Commercial use zone under category-C in terms of G.O.Ms.No.766, MA&UD (I₁) Deptt, dated: 18-10-2007, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. the applicant shall pay impact fee of 3 times the rate prescribed for category-C roads under G.O.Ms.No. 766, MA&UD (I₁) Deptt, dated: 18-10-2007 to GHMC at the time of obtaining building permission.
14. the activities indicated under category -C in G.O.Ms.No.766, MA&UD (I₁) Deptt, dated: 18-10-2007 only shall be allowed.

SCHEDULE OF BOUNDARIES

North:	Plot No. 447/A (Mosque and Islamic Center)
South:	Plot No. 449/D, Jubilee Hills Layout.
East:	50' wide road (Road No.19).
West:	Plot No. 447 and 447/B, Jubilee Hills Layout.

Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER